

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 6, 2003

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

BYRON GOYNES

LAURA McSWAIN

STEVEN EVANS

TODD NIGRO

LEO DAVENPORT

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **October 9, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-3106 - BARCELONA @ THE PASEOS - CARTER & BURGESS, INC. ON BEHALF OF THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 91-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 23.03 acres located between Alta Drive and Paseo Breeze Drive, approximately 600 feet west of Desert Foothills Drive (APN: a portion of 137-22-000-010), P-C (Planned Community) Zone, Ward 2 (McDonald).
2. **TMP-3141 - SILVERSTONE RANCH PARCEL 5 - PULTE HOMES ON BEHALF OF PN II, INC.** - Request for a Tentative Map FOR A 90-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.08 acres adjacent to the southwest corner of Monte Viso Drive and North Rainbow Boulevard (APN: 125-10-712-008), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
3. **TMP-3142 - SILVERSTONE RANCH PARCEL 6N AND 6S - PULTE HOMES ON BEHALF OF PN II, INC.** - Request for a Tentative Map FOR A 186-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 33.16 acres adjacent to the northwest corner of Monte Viso Drive and North Rainbow Boulevard (APN: 125-10-611-005), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
4. **EOT-3096 - ST. GEORGE ROMANIAN ORTHODOX CHURCH** - Request for an Extension of Time of an approved Special Use Permit (U-0045-01) FOR A PROPOSED 6,000 SQUARE FOOT CHURCH, HOUSE OF WORSHIP WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.59 acres located on the east side of Redrock Street approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (Moncrief).
5. **EOT-3126 - ECKELEY M. KEACH ON BEHALF OF ECKELEY M. KEACH, ET AL AND JOSEPH BRAVO, ET AL** - Request for an Extension of Time for an approved Special Use Permit (U-0041-01) WHICH ALLOWED A PROPOSED NEW AND USED BOAT & TRAILER DEALERSHIP on the southeast corner of Charleston Boulevard and Lindell Road (APN: 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

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6. **EOT-3127 - ECKELEY M. KEACH ON BEHALF OF ECKELEY M. KEACH, ET AL AND JOSEPH BRAVO, ET AL** - Request for an Extension of Time for an approved Special Use Permit (U-0042-01) WHICH ALLOWED A PROPOSED USED MOTOR VEHICLE SALES adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN: 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation], under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

7. **EOT-3230 - ECKELEY M. KEACH ON BEHALF OF ECKELEY M. KEACH, ET AL AND JOSEPH BRAVO, ET AL** - Request for an Extension of Time for an approved Rezoning (Z-0014-01) FROM: U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] TO: C-2 (General Commercial) and of an approved Site Development Plan Review [Z-0014-01(1)] FOR AN 11,400 SQUARE FOOT COMMERCIAL BUILDING on 4.62 acres located at the southeast corner of Charleston Boulevard and Lindell Road (APN: 163-01-501-001 and 002), Ward 1 (Moncrief).

8. **ANX-3103 - COKE MAGGIE, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres, APN: 125-09-702-001 and 002, Ward 6 (Mack).

- B. **PUBLIC HEARING ITEMS:**

9. **ABEYANCE - GPA-2633 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: MLA (Medium-Low Attached Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown).

10. **ABEYANCE - ZON-2634 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), Ward 4 (Brown).

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11. **ABEYANCE - VAR-2958 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF 34 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).
12. **ABEYANCE - SDR-2635 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of perimeter buffering standards FOR A PROPOSED 192-UNIT APARTMENT DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).
13. **ABEYANCE - RENOTIFICATION - GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
14. **ABEYANCE - RENOTIFICATION - ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
15. **ABEYANCE - RENOTIFICATION - VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Variance TO ALLOW 235 PARKING SPACES WHERE 296 SPACES ARE REQUIRED FOR A PROPOSED SENIOR CITIZEN APARTMENT DEVELOPMENT on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

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16. **ABEYANCE - RENOTIFICATION - SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 246 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).
17. **ABEYANCE - RENOTIFICATION - GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) TO: ML-TC (MEDIUM-LOW RESIDENTIAL-TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).
18. **ABEYANCE - RENOTIFICATION - ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (UNDEVELOPED) [EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).
19. **ABEYANCE - RENOTIFICATION - SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).
20. **ABEYANCE - RENOTIFICATION - SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 195 UNIT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

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21. **ABEYANCE - ZON-2999 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) TO: C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way (APN: 138-07-101-002, 003, and 004, and 138-07-103-001), Ward 4 (Brown).
22. **ABEYANCE - RENOTIFICATION - ZON-3119 - SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: RE (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) AND TO ALLOW 5.5 DWELLING UNITS PER ACRE WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 UNITS PER ACRE IS PERMITTED on 10 acres adjacent to the northeast corner of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002), Ward 5 (Weekly).
23. **SDR-3235 - SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review for a 34-lot single-family residential development on 10 acres adjacent to the northeast, northwest and southwest corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002), R-E (Residence Estates) Zone [Proposed: R-1 (Single Family Residential) Zone], Ward 5 (Weekly).
24. **ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS** - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
25. **ABEYANCE - RENOTIFICATION - SUP-2904 - LIBORIO MARKET ON BEHALF OF TRIPLE A, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR SLAUGHTER AND PROCESSING OF LIVE POULTRY and Waivers to allow deliveries from the hours of 4:00 a.m. to 8:00 p.m., where 8:00 a.m. to 8:00 p.m. are required; to permit the delivery of up to 300 chickens at one time, where the limit is 50 chickens per day; to permit the keeping of chickens on-site during over-night hours where no over-night storage of live chickens is permitted at 930 North Lamb Boulevard (APN:140-30-601-016), R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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26. **ABEYANCE - RENOTIFICATION - SUP-2975 - MASAE AKAMINE ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR and a Waiver of the 400-foot distance separation requirement from protected uses at 8320 West Sahara Avenue, Suite 180 (APN: 163-04-416-007), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
27. **ABEYANCE - RENOTIFICATION - SDR-2936 - PATRICK H. MEADS** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards and parking lot location standards, a Waiver of side yard setback requirements to six feet and eight feet where a 10-foot side yard setback is required, and a Waiver of the Commercial Development Standards FOR A PROPOSED 2,255 SQUARE-FOOT, ONE-STORY COMMERCIAL BUILDING (DRY CLEANING) on 0.17 acres located at 1377 Miller Avenue (APN: 139-21-510-081), C-2 (General Commercial) Zone, Ward 5 (Weekly).
28. **ABEYANCE - SDR-2952 - McKINLEY M & L 1993 LIVING TRUST, ET AL** - Request for a Site Development Plan Review, A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, AND WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 7,307 SQUARE-FOOT, ONE-STORY OFFICE BUILDING AT 2605 WEST CHARLESTON BOULEVARD; AND FOR MINOR EXTERNAL IMPROVEMENTS TO AN EXISTING 8,573 SQUARE-FOOT, ONE-STORY OFFICE BUILDING at 2603 West Charleston Boulevard (APN: 162-05-512-006 and 007), C-D (Designed Commercial) Zone, Ward 1 (Moncrief).
29. **ABEYANCE - SDR-3101 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).
30. **ZON-3031 - THOMAS & JUDITH MILLER** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 0.93 acres adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015), Ward 6 (Mack).

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31. **VAR-3040 - THOMAS & JUDITH MILLER** - Request for a Variance TO ALLOW 36 PARKING SPACES WHERE 51 SPACES ARE REQUIRED and a Variance TO ALLOW ZERO-FOOT SIDE AND REAR SETBACKS WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 48-FOOT SETBACK FROM RESIDENTIAL PROPERTIES FOR A PROPOSED 6,000 SQUARE-FOOT RETAIL CENTER AND A PROPOSED 3,000 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Mack).
32. **SUP-3038 - THOMAS & JUDITH MILLER** - Request for a Special Use PERMIT FOR A PROPOSED AUTO REPAIR GARAGE, MINOR on property adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Mack).
33. **SDR-3035 - THOMAS & JUDITH MILLER** - Request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE-FOOT RETAIL BUILDING AND A PROPOSED 3,000 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR; A WAIVER OF SIDE AND REAR SETBACKS TO ZERO FEET WHERE 20 FEET IS REQUIRED IN THE REAR AND 10 FEET ON THE SIDE; A REDUCTION IN THE AMOUNT OF PERIMETER BUFFERING AND LANDSCAPING, PARKING LOT LANDSCAPING, AND A WAIVER OF A NUMBER OF COMMERCIAL DESIGN GUIDELINES on 0.93 acres adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Mack).
34. **ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) on 1.20 acres located at 1616 South Decatur Boulevard (APN: 163-01-602-004), Ward 1 (Moncrief).
35. **SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) on property located at 1616 South Decatur Boulevard (APN: 163-01-602-004) [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

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36. **ZON-3138 - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-MHP (Residential Mobile Home Park) TO: R-CL (Single-Family Compact-Lot) on 2.46 acres located adjacent to the north side of East Van Buren Avenue, approximately 960 feet east of Lamb Boulevard (APN: 140-29-101-005 and a portion of 140-29-101-002), Ward 3 (Reese).
37. **SUP-3114 - SHOW MEDIA ON BEHALF OF PROFESSIONAL INVESTMENT GROUP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 40-FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 4545 West Sahara Avenue (APN:162-07-101-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
38. **SUP-3115 - SHOW MEDIA ON BEHALF OF RIVERPARK IV, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 40-FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 6122 West Sahara Avenue (APN:163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
39. **SUP-3117 - JAMES MARCHESI ON BEHALF OF CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit for A PROPOSED AUTO TITLE LOAN AND A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 6510 North Buffalo Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Land Use Designation], Ward 6 (Mack).
40. **SUP-3128 - NORA ARMENIAN ON BEHALF OF THE KOUTNOUYAN LIVING TRUST** - Request for a Special Use Permit FOR AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES & SERVICE) AND A PROPOSED AUTO REPAIR GARAGE, MINOR, located at 4401 Stewart Avenue (APN: 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. **SUP-3131 - RUBI VALBUENA ON BEHALF OF ANER IGLESIAS TRUST 1997, ET AL** - Request for a Special Use Permit FOR A PROPOSED 450 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED located at 840 North Decatur Boulevard, Suite B (APN: 139-30-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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42. **SUP-3136 - DAN AND SANDY REDONA** - Request for a Special Use Permit TO ALLOW THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO AN UNATTACHED CARETAKER'S QUARTERS located at 10221 Four Views Street (APN: 125-05-603-001), R-E (Residence Estates) Zone, Ward 6 (Mack).
43. **MSP-3063 - SUPERIOR ELECTRICAL ADVERTISING ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY, ET AL** - Request for a Master Sign Plan for Great American Plaza adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (Moncrief).
44. **SDR-3108 - PETER PAPAS ON BEHALF OF BUFFALO PADS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver from the perimeter buffer and parking lot landscaping requirements and Commercial Design Standards FOR A ONE-STORY COMMERCIAL BUILDING on 0.64 acres adjacent to the south side of Charleston Boulevard, approximately 275 feet west of Buffalo Drive (APN: 163-04-514-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
45. **SDR-3125 - STEPHEN E. TURNER ON BEHALF OF RAYMOND PISTOL** - Request for a Site Development Plan Review and a reduction in the perimeter landscape buffer and parking lot landscaping FOR A PROPOSED TAVERN on 1.79 acres located at 1236 Las Vegas Boulevard South (APN:162-03-112-012), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
46. **SDR-3132 - ANTHONY L. POLLARD FOUNDATION ON BEHALF OF ANTHONY & DIANE POLLARD** - Request for a Site Development Plan Review FOR A PRIVATE SCHOOL, PRIMARY on 1.34 acres adjacent to the northwest corner of Lake Mead Boulevard and La Salle Street (APN:139-21-612-053 thru 055 and 139-21-612-074 thru 079), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
47. **SDR-3139 - COMMUNITY COLLEGE OF SOUTHERN NEVADA ON BEHALF OF UNIVERSITY BOARD OF REGENTS** - Request for a Site Development Plan Review FOR A 30,000 SQUARE FOOT COMMUNITY COLLEGE FACILITY on 30.99 acres adjacent to the northeast corner of Torrey Pines Drive and Oakey Boulevard (APN:163-02-601-001), C-V (Civic) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 6, 2003

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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C. DIRECTOR'S BUSINESS:

48. TXT 3227 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.040 to change the mixed use section to also be applicable to the Neighborhood Revitalization Area as adopted in the Las Vegas Master Plan 2020 (Ord. 2000-62).
49. TXT-3242 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.04.010, Table 2 "Land Use Tables;" Title 19.04.040(C), "Conditions;" and Title 19.20.020, "Words and Terms Defined."
50. TXT-3244 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code relative to Light Machinery and Equipment Rental in the C-1 and C-2 districts: Title 19.04.010, Table 2 "Land Use Tables;" Title 19.04.040(C), "Conditions;" and Title 19.20.020, "Words and Terms Defined."

D. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.